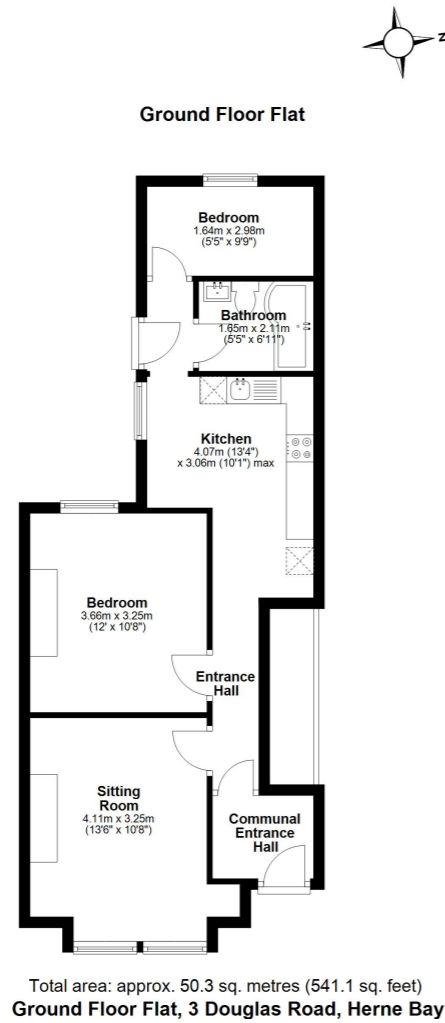




# Kimber Estates



GFF 3 Douglas Road, Herne Bay, Kent, CT6 6AE

£199,995 Share of Freehold

A Victorian terrace property that has been converted to create two spacious apartments. The ground floor flat is presented to the market on a chain free basis, share of the freehold and a brand new lease prepared ready for completion. This lovely apartment comes with it's own private garden accessed from the kitchen-diner. There is a light and airy lounge, family shower room and two bedrooms. Whilst there are two bedrooms, for the purposes of transparency, the second bedroom is big enough for a single bed. Positioned just a short stroll away from Herne Bay Town Centre and the lovely sea front plus great bus services into neighboring Whitstable town and The Cathedral City of Canterbury are just round the corner. Having recently undergone cosmetic updates throughout including new carpets and redecoration, we encourage any serious buyers to take a look!



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**Bedroom Two**

Double glazed window to rear, radiator.

**OUTSIDE**

**Rear Garden**

Mainly laid to lawn with paved patio area, fenced surround.

**COUNCIL TAX BAND A**

**NB**

At the time of advertising these are draft particulars awaiting approval of our sellers.

**GROUND FLOOR**

**Communal Entrance**

Main entrance door with further door leading to entrance.

**Entrance Hallway**

Access to rooms, radiator, carpets.

**Lounge**

UPVC windows to front, radiator, television point, carpets.

**Bedroom One**

UPVC window to rear, radiator, carpets.

**Kitchen-Diner**

Fitted kitchen comprising range of matching wall and base units with complementary work surfaces over and tiled back above, stainless steel sink and drainer unit, integrated oven with four burner gas hob above with extractor fan over, space and plumbing for washing machine and fridge/freezer, radiator, wall mounted gas boiler, double glazed window to side, double glazed door to side.

**Bathroom**

Paneled bath unit, low level WC, wash hand basin, tiled walls.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	